

# ***LUNENBURG PLANNING BOARD TOWN OF LUNENBURG***

Damon McQuaid, Chair  
Matthew Allison, Vice-Chair  
Kenneth Chenis, Clk.  
Gregory Bittner, Mbr.  
David Prokowiew, Mbr.



Tel: (978) 582-4147, ext 5  
Fax: (978) 582-4353  
960 Massachusetts Avenue  
Lunenburg, MA 01462

Adam R. Burney  
Land Use Director

## Minutes Public Hearing Highfield Village (cont'd) February 22, 2016

Meeting Posted: Yes

Time: 6:35 PM

Place: Town Hall, 17 Main Street, Lunenburg, MA 01462

Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney

Chair opened the Hearing continuation with the reading of the notice published in the Sentinel and Enterprise on August 31 and September 7, 2015. Hearing is to hear and discuss a definitive plan per the Rules and Regulations Governing the Subdivision of Land and of the Protective Bylaw of the Town of Lunenburg Section 5.6. Cluster Development for construction of sixty-six (66) dwelling units off the south side of Northfield Road between Massachusetts Avenue (Map 057, Parcel 0031) and Northfield Road (Map 037, Parcel 0009).

Applicant was represented by Project Engineer Mark Piermarini, Whitman & Bingham Associates (WBA). WBA presented a project overview. Site being subdivided consists of 180 acres of which 59.63 are designated open space. This is a proposed Cluster Development with 65 lots (down from the originally proposed 66) located in the middle of the site. The land area for the Cluster Development is 120 acres. There will be a water and gas easement off Massachusetts Avenue which will end in a stub at Northfield Road. Sewer will be a gravity system to Maple Parkway and White Street to an existing stub on Massachusetts Avenue. There are two parcels at the north end of the site where a dry sewer system will be installed for any potential future development. There are nine detention basins. Project consists of three phases; Phase 1 – construct part of Highfield Road, utilities and 23± house lots, Phase 2 – construct part of Highfield Road, utilities and 16± house lots, Phase 3 – construct Summit Circle, Wachusett Way, remainder of Highfield Road, utilities and remaining house lots.

WBA noted the wetlands and slopes greater than 15% grade exceeds 50% of the open space which is not in compliance with the Cluster Development Bylaw.

WBA went through the February 4, 2016 review letter (on file in the Planning Office) from Robert Oliva, David E. Ross Associates, Inc. (DER) referring to plan revised through December 29, 2015.

The applicant should provide a street light detail. The applicant is proposing an E-One Sewer pump system. At the conclusion of the project, the applicant will be seeking Town acceptance of the streets and the proposed stormwater systems.

The applicant is requesting the following waivers from the Rules and Regulation Governing the Subdivision of Land:

Section 3.4.3.1.e)- Locating large diameter trees as the site is over 180 acres of woodland. A. Burney noted this Section does not apply. Section 3.4.3.1.e) is looking for the noting of natural features. This site is essentially comprised of woodlands. Section 3.4.3.6. – Locating existing large diameter trees to be retained. A. Burney recommended to the Board that all trees six (6") inches or larger should be done.

Section 4.6.1. – Requirement for no removal of trees over fifteen (15") inch diameters outside the right of way. A. Burney recommended to the Board the applicant look more specifically in the area where the houses will be located. This also calls for discussion with the Conservation Commission. WBA noted that trees within the basin areas have been located with the opportunity of possible relocation of basins.

Section 3.4.3.3.a)- Requirement to provide groundwater contours on plan. WBA noted soil testing had been supplied (2-5 feet in depth).

Section 3.4.5. – Requirement for soil testing data along proposed roadways. WBA noted it will be done prior to construction.

Section 4.2.3.1. – Requirement for a 60 foot right of way for a secondary street in a "Type B" (subdivision with average lot size smaller than 80,000 square feet) subdivision. A. Burney noted that he did not feel a 60 foot right of way needed to be required for a residential road that doesn't connect to other highly travelled roads; 50 feet is sufficient.

Section 4.10.4.10. – Requirement for groundwater observations along proposed roadways. WBA noted borings and deep hole testing will be performed prior to construction.

R. Oliva noted DER's latest review letter was what was left over to get the plan to where they are now. As a whole, he is satisfied with the development from the standpoint of the Rules and Regulation Governing the Subdivision of Land and drainage. He has not gone through the subdivision as to any conservation issues. He brought to the attention of the Board that certain criteria must be met to be defined as a "Secondary Street" and he feels the applicant met those criteria. He also brought to their attention that flow from the first 110 feet of the proposed roadway will flow into Northfield Road. This needs to be addressed.

M. Allison inquired about the length restriction of dead end roads. A. Burney opined this is not a dead end road as it has secondary access from Massachusetts Avenue for emergency vehicles.

The Board had concerns with the applicant complying with Section 5.6. Cluster Development in regards to the open space and wetlands. A. Burney will discuss with the Building Commissioner/Zoning Official. The applicant may have to seek relief from the Zoning Board of Appeals. The Protective Bylaw of the Town of Lunenburg, Section 5.6. Cluster Development, subsection 5.6.3. a) states that *"Dwelling units shall be developed on a maximum of fifty percent (50%) of the land within the development, with the remaining fifty percent (50%) of the land being designated as permanent open space. Not more than ten percent (10%) of the open space shall consist of wetlands or land under water or land with a slope in excess of fifteen percent (15%)."* Attorney Haverty, representing the applicant, addressed the process from when WBA took over the project from a previous engineering firm. He noted that any open space issues predated his involvement. A. Burney noted he will look through the old project files and minutes as to the logic why the project is at the point it is regarding open space, ecological development, etc.

Dennis Hirsch 915 Northfield Road- Concerned with possible future development encroaching on his land. He wanted parcels A and B to stay as conservation land. Attorney Haverty clarified that parcels A and B will be created as part of this subdivision, but the applicant does not own those two parcels and the access road is by easement. The applicant will only be purchasing the area containing the development.

Carl Luck, 50 Sunset Lane- Indicated on the Overview where the Sewer Service Area (SSA) stopped and there is no expectation of expansion. Attorney Haverty noted installation of dry sewer lines to parcels A and B are part of the applicant's Purchase and Sales Agreement (P&S) with the property owner. That is why they are showing the area outside of the proposed development as dry sewer lines will be needed for any future development.

Adam Burney recommend the Board require reference to the pump station be stricken from the Plan so it won't be inferred that the Board endorses same. Attorney Haverty noted it will be looked into as long as it doesn't violate the P&S.

Phyllis Luck, 50 Sunset Lane- Confused by the Overview. A. Burney noted there are three parcels located through the subdivision that will not be owned by the applicant.

Robin Brideau, 897 Northfield Road- Concerned with traffic; would like to see lights on Rt. 13 and four way stop signs on New West Townsend Road and Northfield Road. It was noted that the applicant will be putting in infrastructure for lights at Rt. 13.

The 2015 Traffic Analysis noted that the traffic generated by the proposed development is not expected to affect the safety and operations of the roadway network within the study area.

Motion, K. Chenis to continue Hearing to March 28, 2016, 6:35 PM, Second, M. Allison, all aye.

Recessed 9:40 PM

Documents used:  
Project Overview  
Definitive Subdivision Plan dated 12/29/15  
David E. Ross Associates, Inc. Review letter dated February 4, 2016  
Whitman & Bingham associates Waiver Request letter dated February 3, 2016

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